

**INDIANA HOUSING FINANCE AUTHORITY
BOND DISCLOSURE REPORT
MULTI-UNIT MORTGAGE PROGRAM INDENTURE (1982 INDENTURE)
BALANCES AS OF: 01/01/2003
REPORT DATE: 03/19/2003**

**EXHIBIT A
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INDIANA HOUSING FINANCE AUTHORITY		
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MULTI-UNIT MORTGAGE PROGRAM INDENTURE (1982 INDENTURE)		
BALANCES AS OF:	01/01/03	
REPORT AS OF:	03/19/03	

	<u>TOTAL</u>	<u>1993MF</u>
<u>GENERAL INFORMATION:</u>		
SERIES ISSUE DATE		2/9/93
SERIES ISSUE AMOUNT	\$8,925,000	\$8,925,000
BONDS OUTSTANDING	\$6,935,000	\$6,935,000
% OF ORIGINAL ISSUE AMOUNT	77.7%	77.7%
MORTGAGE LOANS OUTSTANDING	\$6,658,135	\$6,658,135
% OF BONDS OUTSTANDING	96.0%	96.0%
<u>LOAN INFORMATION:</u>		
NUMBER OF ORIGINAL LOANS	3	3
NUMBER OF O/S MORTGAGE LOANS	3	3
% OF ORIGINAL LOANS	100.0%	100.0%
AVERAGE O/S MORTGAGE LOAN AMOUNT	\$2,219,378	\$2,219,378
O/S MORTGAGE COMMITMENTS	\$0	\$0
UNCOMMITTED LENDABLE FUNDS	\$0	\$0
MORTGAGE RATES (ALL FIXED RATE)		13.40%
<u>CASH AND INVESTMENT INFORMATION:</u>		
DEBT SERVICE RESERVES (@ COST)	\$2,911,717	\$2,911,717
REVENUE ACCOUNTS (@COST)	<u>\$1,291,734</u>	<u>\$1,291,734</u>
TOTAL RESERVES	\$4,203,451	\$4,203,451
% OF RESERVES TO BONDS OUTSTANDING	60.6%	60.6%
<u>DELINQUENCY INFORMATION:</u>		
30 DAY DELINQUENCIES (#)	0	0
60 DAY DELINQUENCIES (#)	0	0
90 DAY DELINQUENCIES (#)	0	0
TOTAL	0	0
PERCENT OF 30 DAY TO TOTAL LOANS (#)	0.0%	0.0%
PERCENT OF 60 DAY TO TOTAL LOANS (#)	0.0%	0.0%
PERCENT OF 90 DAY TO TOTAL LOANS (#)	0.0%	0.0%
TOTAL	0.0%	0.0%
<u>INSURANCE INFORMATION:</u>		
PERCENT OF FHA INSURED LOANS TO TOTAL	100.0%	100.0%
PERCENT OF LOANS WITH SECTION 8 HAP SUPPORT		100.0%
HAP CONTRACT DETAILS		80/20
<u>OTHER INFORMATION:</u>		
COLLATERALIZED BY LOCS OF DEVELOPERS		NO
REFUNDING ISSUE		1982MF
OCCUPANCY RATES	UNAVAIL	
NEW CONSTRUCTION	60.0%	
EXISTING HOMES (REHAB)	40.0%	
PERMIT CROSS CALLS	NO	
PERMIT MORTGAGE PROCEEDS RECYCLING	NA	
PERMIT ADDITIONAL BOND ISSUANCES	YES	

NOTE: SEE DISCLAIMER EXHIBIT A

INDIANA HOUSING FINANCE AUTHORITY	
Bond Disclosure Report	
Indenture: MULTI-UNIT MORTGAGE PROGRAM INDENTURE (1982 INDENTURE)	
Series: 1993 MF	
Outstanding As of:	01/01/03
Report As Of:	03/19/03

SERIES GENERAL INFORMATION:

SERIES ISSUE DATE	2/9/93
SERIES ISSUE AMOUNT	\$8,925,000
BONDS OUTSTANDING	\$6,935,000
% OF ORIGINAL ISSUE AMOUNT	77.7%
MORTGAGE LOANS OUTSTANDING	\$6,658,135
% OF BONDS OUTSTANDING	96.0%
COLLATERALIZED BY LOCS OF DEVELOPERS	NO
REFUNDING ISSUE	1982MF
RATING AGENCY	Moody's Investors Service
RATING AT ISSUANCE	Aa2
CHANGES TO RATING	None
TRUSTEE	Bank One Trust Company
BOND COUNSEL	Baker & Daniels
UNDERWRITERS COUNSEL	Barnes & Thornburg
GENERAL COUNSEL	Klineman, Rose, Wolf, and Wallack
SERVICER(S) (By Property)	Carriage House- Mount Vernon Mortgage Company
	Fall Creek- Crown NorthCorp Realty Advisors Inc.
	Centennial- ORIX Real Estate Capital Markets, LLC
SENIOR MANAGER	Raffensperger Hughes & Co.

SERIES CASH AND INVESTMENT INFORMATION:

DEBT SERVICE RESERVES (@ COST)	\$2,911,717
REVENUE ACCOUNTS (@COST)	<u>\$1,291,734</u>
TOTAL RESERVES	\$4,203,451
% OF RESERVES TO BONDS OUTSTANDING	60.6%

INDENTURE TOTAL INFORMATION:

ORIGINAL TOTAL ISSUE	\$8,925,000
BONDS OUTSTANDING	\$6,935,000
LOANS OUTSTANDING	\$6,658,135
RESERVES OUTSTANDING	\$4,203,451
% OF ASSETS TO BONDS OUTSTANDING	156.6%
NEW CONSTRUCTION	60.0%
EXISTING HOMES (REHAB)	40.0%
PERMIT CROSS CALLS	NO
PERMIT MORTGAGE PROCEEDS RECYCLING	NA
PERMIT ADDITIONAL BOND ISSUANCES	YES

SERIES LOAN INFORMATION:

NUMBER OF ORIGINAL LOANS	3
NUMBER OF O/S MORTGAGE LOANS	3
% OF ORIGINAL LOANS	100%
AVERAGE O/S MORTGAGE LOAN AMOUNT	2,219,378
O/S MORTGAGE COMMITMENTS	0
UNCOMMITTED LENDABLE FUNDS	0
MORTGAGE RATES (ALL FIXED RATE)	13.40%

SERIES DELINQUENCY INFORMATION:

30 DAY DELINQUENCIES (#)	0
60 DAY DELINQUENCIES (#)	0
90 DAY DELINQUENCIES (#)	<u>0</u>
TOTAL	0
PERCENT OF 30 DAY TO TOTAL LOANS (#)	0.0%
PERCENT OF 60 DAY TO TOTAL LOANS (#)	0.0%
PERCENT OF 90 DAY TO TOTAL LOANS (#)	<u>0.0%</u>
TOTAL	0.0%

NOTE: THERE ARE NO FORECLOSURES OR REO'S IN THE MULTI-FAMILY INDENTURE.

SERIES INSURANCE INFORMATION:

PERCENT OF FHA INSURED LOANS TO TOTAL	100%
PERCENT OF LOANS WITH SECTION 8 HAP SUPPORT	100%
HAP CONTRACT DETAILS	80/20

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INDIANA HOUSING FINANCE AUTHORITY	
Bond Disclosure Report	
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Series: 1993 MF	
Outstanding As of:	01/01/03
Report As Of:	03/19/03

<u>BOND INFORMATION:</u>				
BOND TYPE	CUSIP	MATURITY	COUPON	OUTSTANDING AMOUNT
SERIAL	455050FN9	1/1/2004	6.30%	195,000
TERM2012	455050FP4	1/1/2012	6.60%	2,075,000
TERM2022	455050FQ2	1/1/2022	6.75%	4,665,000
TOTALS				6,935,000

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